

SHERIFF SALE DECEMBER 26, 2006

1:30 P.M. MAHONING COUNTY COURTHOUSE

COMMISSIONER'S HEARING ROOM

EVERYONE WANTING TO BID ON PROPERTY SHOULD READ THIS SALES BULLETIN!

THERE IS NO SMOKING, EATING OR DRINKING AND ***PLEASE TURN OFF ALL CELL PHONES!!!!!!***

ALL PERSONS WANTING TO BID ON PROPERTY SHOULD BE AWARE THAT HAND BIDS OR HAND SIGNALS ARE NOT PERMITTED. THOSE BIDDING ARE REQUIRED TO CALL OUT THEIR BID IN A LOUD VOICE SO THE AUCTIONEER AND ALL IN THE ROOM CAN HEAR THE BID. IF I DO NOT HEAR THE BID, I DO NOT RECOGNIZE IT. ALL BIDS WILL BE IN **INCREMENTS OF AT LEAST ONE HUNDRED DOLLARS (\$100.00).**

ALL THIRD PARTY PURCHASERS ARE REQUIRED TO HAVE A MINIMUM OF A 10% DEPOSIT IN THE FORM OF A **CASHIERS CHECK** MADE **PAYABLE TO THE SHERIFF OF MAHONING COUNTY**, BROUGHT TO THE SHERIFF'S OFFICE NO LATER THAN 3:30PM THE DAY OF THE SALE. THE **BALANCE IS DUE WITHIN THIRTY (30) DAYS** FROM THE DAY OF THE SALE, (ALSO IN THE FORM OF A CASHIERS CHECK MADE PAYABLE TO THE SHERIFF OF MAHONING COUNTY) THE PURCHASER SHALL BE REQUIRED TO PAY INTEREST ON SAID UNPAID BALANCE AT TEN PERCENT (10%) PER ANNUM FROM THE DATE OF THE CONFIRMATION OF SALE TO THE DATE OF PAYMENT OF THE BALANCE UNLESS THE BALANCE SHALL BE PAID WITHIN **EIGHT (8) DAYS** FROM THE DATE THE CONFIRMATION IS RECEIVED BY THE SHERIFF'S OFFICE, OTHERWISE THE PURCHASER MAY BE ADJUDGED TO BE IN CONTEMPT OF COURT. THIS RULE DOES NOT APPLY WHEN THE PURCHASER IS THE PLAINTIFF.

THE SHERIFF'S OFFICE DOES NOT GUARANTEE A CLEAR TITLE TO ANY PROPERTY.

SALE IS AT CAVEAT EMPTOR WHICH MEANS "LET THE BUYER BEWARE".

IF YOU ARE THE SUCCESSFUL BIDDER, OTHER THAN THE PLAINTIFF, PLEASE REMAIN AFTER THE SALE TO COMPLETE YOUR INFORMATION WORKSHEET.

Due to recent procedural changes regarding Sheriff Sales, the taxes due will be paid as follows:

Example: Successful bid (Purchaser)
 Minus taxes paid to Treasurer
 Balance due to Sheriff

TAXES WILL STILL BECOME THE RESPONSIBILITY OF THE SUCCESSFUL BIDDER AT THE TIME OF SALE.
ALL TAXES MUST BE PAID TO DATE IN ORDER TO OBTAIN YOUR SHERIFF'S DEED AFTER CONFIRMATION.

CONFIRMATION TYPICALLY TAKES 30-45 DAYS. AN ORIGINAL ORANGE WORKSHEET THAT YOU RECEIVE AT THE TIME OF SALE WILL REQUIRE CERTIFICATION BY THE TREASURER'S OFFICE.

NO SHERIFF'S DEED WILL BE RELEASED WITHOUT THE ORIGINAL ORANGE WORKSHEET STATING TAXES ARE PAID IN FULL!!!

THE TREASURER'S OFFICE WILL NO LONGER QUOTE AMOUNTS DUE AS WE DO NOT KNOW WHEN YOU PLAN TO PAY AND ADDITIONAL CHARGES MAY BE ASSESSED AFTER THE QUOTE AND BEFORE PAYMENT IS ACTUALLY RECEIVED.

PLEASE KEEP IN MIND THAT FULL YEAR TAXES BECOME A LIEN AND ARE PAYABLE AS OF 1/1 OF ANY GIVEN YEAR. PENALTIES ARE ASSESSED IN MARCH AND AUGUST. INTEREST IS ASSESSED ON SEPTEMBER 1 AND DECEMBER 1 OF EACH YEAR.

IF YOU DECIDE TO PAY BY MAIL, PLEASE SUBMIT A CHECK PAYABLE TO THE MAHONING COUNTY TREASURER ALONG WITH THE **ORIGINAL ORANGE WORKSHEET.**

THE TREASURER WILL PROCESS YOUR PAYMENT AND FORWARD THE CERTIFIED ORANGE FORM TO THE SHERIFF'S CIVIL OFFICE.

IF THE PAYMENT RECEIVED IS LESS THAN DUE, THE TREASURER WILL RETURN THE SAID PAYMENT.

PLEASE DO NOT HESITATE TO CONTACT A DELINQUENT DEPUTY TREASURER, AT 330-740-2460 EXT. 7774 IF YOU SHOULD HAVE ANY QUESTIONS.

TAX FORECLOSURES ARE OFFERED FOR THE MINIMUM BID OF DELINQUENT TAXES AND ARE SOLD FOR THE MINIMUM BID PLUS ANY ACCRUED TAXES, PENALTIES, CHARGES AND COSTS OF THE FORECLOSURE.

ALSO DUE THE DAY OF THE SALE (for tax foreclosures only) IS A CHECK MADE PAYABLE TO THE RECORDER OF MAHONING COUNTY IN THE AMOUNT OF \$44.00 FOR THE RECORDING OF THE DEED.

PERSPECTIVE PURCHASERS ARE HEREBY INFORMED THAT ON ALL REAL ESTATE PARCELS SOLD THERE IS A STATUTORY RIGHT OF REDEMPTION UNDER SECTION 2329.33 OF THE OHIO REVISED CODE. SHOULD THE REDEMPTION BE EXERCISED, YOUR DEPOSIT WILL BE REFUNDED.

THE SHERIFF'S DEPARTMENT DOES NOT HAVE KEYS TO ACCESS ANY OF THE PROPERTIES.

IN ORDER TO AVOID PROBLEMS THAT HAVE ARISEN WITH THE ISSUANCE OF DEEDS, THE SUCCESSFUL BIDDER WILL BE REQUIRED TO FILL OUT A FORM THAT WILL LIST THE NAME OR NAMES THAT ARE TO BE PLACED ON THE DEED AND THEIR RESPECTIVE MARITAL STATUS. IT IS TO BE NOTED THAT ONCE THAT INFORMATION IS FILED, IT WILL REQUIRE AN ORDER OF THE COURT TO CHANGE THE NAME OR NAMES THAT WILL BE PLACED ON THE DEED.

PLEASE HAVE IDENTIFICATION WITH YOUR PICTURE AND SOCIAL SECURITY NUMBER AVAILABLE.

SHERIFF SALE LISTS ARE PROVIDED AS A COURTESY TO THE PUBLIC FROM THE SHERIFF'S DEPARTMENT. THEY ARE NOT A LEGAL DOCUMENT. THE MAHONING COUNTY SHERIFF'S OFFICE COURT SERVICES IS NOT RESPONSIBLE FOR ANY INACCURATE INFORMATION.

THE SHERIFF SALE LISTS ARE AVAILABLE IN THE LOBBY OF THE MAHONING COUNTY JUSTICE CENTER AT 110 FIFTH AVE. AND AT THE DEPUTY SHERIFF'S SECURITY DESK IN THE LOBBY OF THE MAHONING COUNTY COURTHOUSE. IT IS ALSO AVAILABLE ON LINE AT:
WWW.MAHONINGSHERIFF.COM

PLEASE BE INFORMED THAT LEGAL NOTICES ON FORECLOSURE AND TAX DELINQUENT PROPERTY ARE PUBLISHED FOR THREE CONSECUTIVE WEEKS IN THE DAILY LEGAL NEWS PRIOR TO THE SALE.

PLEASE CONTACT THE DAILY LEGAL NEWS AT 330/747-7777 FOR ANY SUBSCRIPTION INFORMATION.

NEXT SALE DATE: **JANUARY 9, 2007**

NEW LIST AVAILABLE: **JANUARY 2, 2007**

CASE NO.	LOCATION	APPRAISED	2/3 MINIMUM BID
1. 02CV2477	17199 HEISER RD.	\$	
	BERLIN CENTER, OH	114,000.00	\$ 76,000.00
BANK ONE NA VS.	44401		RECALLED
JAY BLAKE ET AL	22-009-001.04		
2. 03CV2474	6312 SOUTH PRICETOWN RD.	\$	
	BERLIN CENTER, OH	63,000.00	\$ 42,000.00
WACHOVIA BANK NA VS.	44401		RECALLED
ANGELO JOSEPH PERLINE ET AL	22-047-234.00 & 22-047-035.00		

3. 05CV2761	2926 DEARBORN ST. YOUNGSTOWN, OH 44510	\$ 18,000.00	\$ 12,000.00
WELLS FARGO BANK NA VS. KAREN SUE ROBERTS ET AL	53-0830211000		RECALLED
4. 06CV1352	170 CHRIS AVE. WASHINGTONVILLE, OH	\$ 78,000.00	\$ 52,000.00
WELLS FARGO BANK VS. CHERYL L. GOSHORN ET AL	11-00201290000 & 00-0020130000		RECALLED
5. 06CV1871	139 LABELLE AVE. YOUNGSTOWN, OH 44507	\$ 24,000.00	\$ 16,000.00
HOUSEHOLD REALTY CORP. VS. TIMOTHY P. O'DONNELL ET AL	53-118-0-478.00-0		RECALLED
6. 01CV2484	6687 CENTER RD. LOWELLVILLE, OH 44436	\$ 75,000.00	\$ 50,000.00
HOME SAVINGS & LOAN CO. VS. PAUL L. STRUBLE ET AL	35-028-0- 030		NO BIDS
7. 04CV2146	1147 PARK HILL DR. YOUNGSTOWN, OH 44502	\$ 9,000.00	\$ 6,000.00
OLD CANAL FINANCIAL CORP. VS. UNKNOWN HEIRS OF CLYDE MURRAY JR. ET AL	53-138-053.00		RECALLED
8. 05CV1451	13963 JANE ST. COLUMBIANA, OH 44408	\$ 96,000.00	\$ 64,000.00
LIBERTY SAVINGS BANK VS. DANIEL P. BLAKEMAN ET AL	43-048-0-026.00 & 43-048-0-025.00		\$ 80,000.00 PLAINTIFF
9. 05CV2736	500 TOD LANE YOUNGSTOWN, OH 44504	\$ 87,000.00	\$ 58,000.00
DEUTSCHE BANK NATIONAL TRUST VS. LORI LOMAX ET AL	53-015-0-077.00-0		PLAINTIFF
10. 05CV2779	364 E. JUDSON AVE. YOUNGSTOWN, OH 44507	\$ 21,000.00	\$ 14,000.00
SECURITY SAVINGS MTG. CORP. VS. JOHNNIE J. GAIA ET AL	53-1170122000		PLAINTIFF
11. 05CV3253	4139 HOWARD ST. YOUNGSTOWN, OH	\$ 48,000.00	\$ 32,000.00
MTG ELECTRONIC REGIS SYS VS. DAVID ALLEN SHOWERS SR. ET AL	53-1980131000		RECALLED
12. 05CV3385	460 RAVENWOOD AVE. YCL 13472		\$ 3,206.26 PLUS COSTS
AMERICAN TAX FUNDING VS.			

MACKIE LEE DIXON ET AL	53-125-0-344.00-0		NO BIDS
13. 05CV3612	166 WEST MARYLAND AVE.	\$ 21,000.00	\$ 14,000.00
CHASE HOME FINANCE VS.	SEBRING, OH 44672		\$ 24,650.00
JOHN R. EVERHART ET AL	21-003-413		PLAINTIFF
14. 05CV3824	111 HOLLYWOOD AVE.	\$ 39,000.00	\$ 26,000.00
JP MORGAN CHASE BANK VS.	YOUNGSTOWN, OH		PLAINTIFF
LORI LOMAX ET AL	53-190-168		
15. 05CV4391	3804 MOHAWK AVE.	\$ 45,000.00	\$ 30,000.00
US BANK NA VS.	YOUNGSTOWN, OH		PLAINTIFF
LASHAWNDA PERRY ET AL	44502		
	53-2410099000		
16. 05CV4409	111 PERRY ST.	\$ 54,000.00	\$ 36,000.00
WELLS FARGO BANK VS.	STRUTHERS, OH 44471		\$ 36,001.00
MICHAEL J. SLY ET AL	38-008-0-087; 38-008-0-88; 38-008-0-089; 38-008-0-090		PLAINTIFF
17. 05CV4422	164 E. AVONDALE AVE.	\$ 21,000.00	\$ 14,000.00
MTG ELECTRONIC REGIS SYS VS.	YOUNGSTOWN, OH		PLAINTIFF
DOROTHY D. BROWN ET AL	44507		
	53-119-0-113		
18. 05CV4597	10118 BELOIT SNODES RD.	\$ 72,000.00	\$ 48,000.00
M & T MORTGAGE CORP. VS.	BELOIT, OH 44609		PLAINTIFF
FRANK JONES ET AL	16-147-0-010.000 & 16-147-0-009.000		
19. 05CV4723	293 UPLAND AVE.	\$ 36,000.00	\$ 24,000.00
FIRST PLACE BANK	YOUNGSTOWN, OH		PLAINTIFF
VS.	44504		
CYNTHIA E. SCOTT ET AL	53-014-00-0186		
20. 06CV607	863 PALMER AVE.	\$ 24,000.00	\$ 16,000.00
WELLS FARGO BANK VS.	YOUNGSTOWN, OH		\$ 18,750.00
DONALD ALEC MILLIRON ET AL	44507		PLAINTIFF
	53-1100144000 & 53-1100145000		
21. 06CV534	1053 PARKWOOD AVE.	\$ 6,900.00	\$ 4,600.00
JP MORGAN CHASE BANK VS.	YOUNGSTOWN, OH		STEPHANEE BURTON
JUANITA G. THOMAS ET AL	44502		
	53-054-0-258.000		
22. 06CV638	2336 FIFTH AVE.	\$	\$ 88,000.00

		132,000.00	
WELLS FARGO BANK VS. CAROL LYNN SMITH ET AL	YOUNGSTOWN, OH 53-0140327000		\$ 141,000.00 PLAINTIFF
23. 06CV719 HSBC BANK USA VS. BOBBY R. MASSEY JR. ET AL	1614 THALIA AVE. YOUNGSTOWN, OH 44514 53-194-0-094.00	\$ 39,000.00	\$ 26,000.00 PLAINTIFF
24. 06CV750 SKY BANK VS. DANIEL D. ADAMS ET AL	765 E. AVONDALE AVE. YOUNGSTOWN, OH 44502 53-116-0-612.00	\$ 9,000.00	\$ 6,000.00 NO BIDS
25. 06CV752 SKY BANK VS. DANIEL D. ADAMS ET AL	362 MARMION AVE. YOUNGSTOWN, OH 44507 53-111-0-207.00	\$ 15,000.00	\$ 10,000.00 NO BIDS
26. 06CV819 DEUTSCHE BANK NATIONAL TRUST VS. DAWN GREENLEAF-BROWN ET AL	22 COMO ST. STRUTHERS, OH 44471 38-0120148000	\$ 57,000.00	\$ 38,000.00 \$ 40,000.00 PLAINTIFF
27. 06CV835 UNIZAN BANK NA VS. STEVIE M. MARTIN ET AL	365 & 365 1/2 WEST INDIANA SEBRING, OH 44672 21-004-451	\$ 75,000.00	\$ 50,000.00 PLAINTIFF
28. 06CV928 LASALLE BANK VS. JOHN A. PETROVICH ET AL	639 DICKSON ST. YOUNGSTOWN, OH 44502 53-0380056000 & 53-0380057000	\$ 18,000.00	\$ 12,000.00 PLAINTIFF
29. 06CV945 JP MORGAN CHASE BANK VS. VALERIE D. HENDERSON ET AL	239 E. BOSTON AVE. YOUNGSTOWN, OH 44507 53-116-0- 261	\$ 15,000.00	\$ 10,000.00 PLAINTIFF
30. 06CV1197 DEUTSCHE BANK VS. JASMIN ROSANNA MADDOX ET AL	546 PALMER AVE. YOUNGSTOWN, OH 44502 53-1170539000	\$ 36,000.00	\$ 24,000.00 RECALLED
31. 06CV1199	1683 JUANITA AVE.	\$ 30,000.00	\$ 20,000.00

JP MORGAN CHASE BANK VS. CLARENCE H. SMITH ET AL	YOUNGSTOWN, OH 44504 53-0080293000		PLAINTIFF
32. 06CV1383 SKY BANK VS. CARMEN E. ROSADO ET AL	327 E. PASADENA AVE. YOUNGSTOWN, OH 44507 53-114-0-141.00-0	\$ 12,000.00	\$ 8,000.00 NO BIDS
33. 06CV1472 WELLS FARGO BANK VS. EDWARD R. VINKLER ET AL	25 GRANDVIEW ST. STRUTHERS, OH 44471 38-0070146000	\$ 36,000.00	\$ 24,000.00 PLAINTIFF
34. 06CV1518 LASALLE BANK NA VS. HARRY W. DICKEY ET AL	544 E. PHILADELPHIA AVE. YOUNGSTOWN, OH 44502 53-116-333.00	\$ 24,000.00	\$ 16,000.00 RECALLED
35. 06CV1563 FLAGSTAR BANK FSB VS. PAMELA A. TREHARN ET AL	238 CLARENCEDALE AVE. YOUNGSTOWN, OH 44512 53-196-0-59-000	\$ 33,000.00	\$ 22,000.00 PLAINTIFF
36. 06CV1566 NOVASTAR MTG. INC. VS. OLIVE POWERS ET AL	350 SPRING ST. STRUTHERS, OH 44471 38-0170220010	\$ 63,000.00	\$ 42,000.00 PLAINTIFF
37. 06CV1603 COUNTRYWIDE HOME LOANS INC. VS. RICHARD KERENS ET AL	5147 SOUTH PRICETOWN RD. BERLIN CENTER, OH 44401 22-0100039000	\$ 99,000.00	\$ 66,000.00 RECALLED
38. 06CV1619 BANK OF NEW YORK AS TRUSTEE VS. CHARLES J. GIAMPIETRO ET AL	3071 SOUTH DUCK CREEK RD. NORTH JACKSON, OH 44451 50-0020004010	\$ 126,000.00	\$ 84,000.00 PLAINTIFF
39. 06CV1735 EVERBANK VS. JUDY TARVER ET AL	805 WINONA DR. YOUNGSTOWN, OH 44511 53-135-0-229.00	\$ 24,000.00	\$ 16,000.00 RECALLED
40. 06CV1742 WELLS FARGO BANK VS. IRENE KENNEDY ET AL	3116 RUSH BLVD. YOUNGSTOWN, OH 44507 53-116-0-253.00-0 & 53-116-0-252.00-0	\$ 24,000.00	\$ 16,000.00 RECALLED
41. 06CV1911 SKY BANK VS.	195 WEST OREGON SEBRING, OH 44672	\$ 54,000.00	\$ 36,000.00 PLAINTIFF

